

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a new church per 1901.1.B.1.c.6.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
George L. Russell, Jr., Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: 685-6566

One E. Lexington Street, Suite 200
Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
George L. Russell, Jr.
One E. Lexington St., Suite 200
Baltimore, Maryland 21202
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 10:30 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

Pleasant Zion Baptist Church, 86-269-SPH
W/S North Pt. Blvd., 512' S Kirkland St.
(4317 North Point Blvd.) 15th Dist.

MAP 44
4A
E.D. _____
DATE 1/10/86
200
1000
DP

IN RE: PETITION SPECIAL HEARING * BEFORE THE
W/S of North Point Boulevard, * ZONING COMMISSIONER
512' S of Kirkland Street *
(4317 North Point Boulevard) * OF BALTIMORE COUNTY
15th Election District *
Pleasant Zion Baptist Church, * Case No. 86-269-SPH

Petitioner *
* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval for construction of a new church on property that would otherwise be within a Residential Transition Area (RTA), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by The Reverend James B. Gray, Jr., pastor of the church, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Albert K. Broughton, a registered architect. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5 and located on North Point Boulevard, south of Kirkland Street, has been improved with the Pleasant Zion Baptist Church for 85 years. The Petitioner proposes to raze the existing church building and construct a 78' x 40' one-story church building in its place because a larger and more modern building is needed. It will be utilized solely as a church. A residential property improved with a dwelling is located within 300 feet to the south of the subject property, thereby creating an RTA. The property to the rear, adjoining the west property line, is zoned B.R.

Mr. Broughton testified that, in his opinion, the new church will be compatible with the character and general welfare of the surrounding residential premises and will comply with the RTA use requirements to the extent possible.

The Petitioner seeks relief from Section 1B01.1.B.1.c.6, after a public hearing, pursuant to Section 500.7, Baltimore County Zoning Regulations (BCZR).

It is clear from the testimony and evidence presented that the proposed improvements are planned in such a way that compliance with the RTA use requirements, to the extent possible, will be maintained and that the improvements can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. It is also clear that the proposed use would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the construction of a new church building within an RTA zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Baltimore County Landscape Manual.

Zoning Commissioner of
Baltimore County

- 2 -

AJ/srl
cc: George L. Russell, Jr., Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 1/10/86
BY _____

- 3 -

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

May 31, 1985

No. 4317 North Point Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the west side of North Point Blvd. at the distance of 512.30 feet measured southerly along the west side of North Point Blvd. from the south side of Kirkland Street, thence running and binding on the North Point Blvd. as follows: North 58 degrees 27 minutes 23 seconds East 15 feet and by a line curving to the right with a radius of 1849.89 feet for a distance of 158.85 feet (having a chord bearing of South 14 degrees 08 minutes 22 seconds East 158.77 feet) thence leaving North Point Blvd. for four lines of division as follows: South 58 degrees 27 minutes 23 seconds West 161.33 feet, North 14 degrees 27 minutes 37 seconds West 158.50 feet and North 58 degrees 27 minutes 23 seconds East 147.33 feet to the place of beginning.

Containing 0.56 acres of land more or less.



PETITION FOR SPECIAL HEARING 15th Election District

LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)

DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1B01.1.B.1.c.6.

Being the property of Pleasant Zion Baptist Church
as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S North Pt. Blvd., 512' S : OF BALTIMORE COUNTY
of Kirkland St. (4317 North :
Pt. Blvd.), 15th District :
PLEASANT ZION BAPTIST CHURCH, : Case No. 86-269-SPH
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to George L. Russell, Jr., Esquire, One E. Lexington St., Suite 200, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

Re: Petition for Special Hearing
W/S North Point Boulevard, 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Election District
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

Dear Mr. Russell:

This is to advise you that \$59.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013474

more County, Maryland, and remit
Towson, Maryland

DATE 1-7-86 ACCOUNT 2001-615-0000

AMOUNT \$ 59.35

RECEIVED FROM George L. Russell, Jr., Esquire

Advertising and Posting 86-269-SPH

FOR 8 5131-6666-1113 1178

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1987

George L. Russell, Jr., Esquire
One E. Lexington Street, Suite 200
Baltimore, Maryland 21202

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
W/S North Pt. Blvd., 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Elec. Dist.
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

TIME: 10:30 a.m.

DATE: Friday, January 10, 1986

PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland 21204

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012343

DATE: 11/03/85 ACCOUNT: R-21-515-000

AMOUNT: \$ 100.00

RECEIVED FROM: George, Russell, Jr.

FOR: 11/03/85 for Item #157

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: December 12, 1985

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-269-SPH

Assuming compliance with the comments of the Zoning Plans
Advisory Committee, this office is not opposed to the granting of
the subject request.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are received,
I will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mc

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 5, 1985

Re: Zoning Advisory Meeting of November 5, 1985
Item # 157 - Pleasant Zion Baptist Church
Location: W/S North Point Blvd., 512 Feet
S. of Kirkland St.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and
construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-38 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on 11/11/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 111-273-79. No building permit may be issued until a Review
Capacity Use Certificate has been issued. The deficient service
area is located in a traffic area controlled by a "T" level
intersection as defined by Bill 111-273-79. And its conditions change
are reevaluated annually by the County Council.
- ☒ Additional comments:
A WAIVER OF CEC PLAN (W-85-09)
WAS GRANTED BY THE PLANNING BOARD 11/26/85

Europe A. Soder
Chair, Current Planning and Development

cc: James Hyslop

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pleasant Zion Baptist Church

Location: W/S North Point Blvd., 512 feet S of Kirkland Street

Item No.: 157

Zoning Agenda: Meeting of November 5, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "*" are applicable and required
to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Approved: [Signature]
Planning Group
Special Inspection Division

mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 157 Zoning Advisory Committee Meeting are as follows:

Property: Owner: Pleasant Zion Baptist Church
Location: W/S North Point Boulevard, 512 feet S of Kirkland Street
District: 15th.

APPLICABLE ITEMS ARE CHECKED

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85,
the Maryland Code for the Handicapped and Aged (A.S.S.I. 417-1 - 1985) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
A zoning permit is required to remove the existing structure.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Group except Full Single Family Attached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. All the Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party
wall. See Table 401, Section 407, Section 406.2 and Table 1007. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- ☒ When filing for a required Change of the Occupancy Permit, an alternate permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of the Group are from the _____ to the _____ or
to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Drainage. Please see the attached
copy of Section 216.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct
elevation above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Handicapped access to the structure is required.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of
Planning and Zoning, and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles S. Dyer
Building Plans Review

1/22/86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 24, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

Enclosed please find additional comments submitted after
my original comments of December 11, 1985.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:mc

Enclosure

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 19, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 5, 1985
Property Owner: 157
Location: Pleasant Zion Baptist Church
Existing Zoning: W/S North Point Blvd., 512 ft S of Kirkland St.
Proposed Zoning: D.R. 5.5
Special Hearing for a new church

Acres: .56
District: 15th

Dear Mr. Jablon:

All access to this site will be subject to the State Highway Administration's
approval.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 8, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 11-5-85
ITEM: #157.
Property Owner: Pleasant Zion Baptist Church
Location: W/S North Point Blvd.
Route 151, 512 Feet S of Kirkland Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing for a new church
Acres: .56 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 5-28-85 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show construction of 180" of 18" pipe along the frontage of the site with a Standard End Section or modification at the south and a Junction Box to the north.

In addition a paving taper must be constructed from the end of the curb and gutter section to meet the edge of the traveled way (40' taper).

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

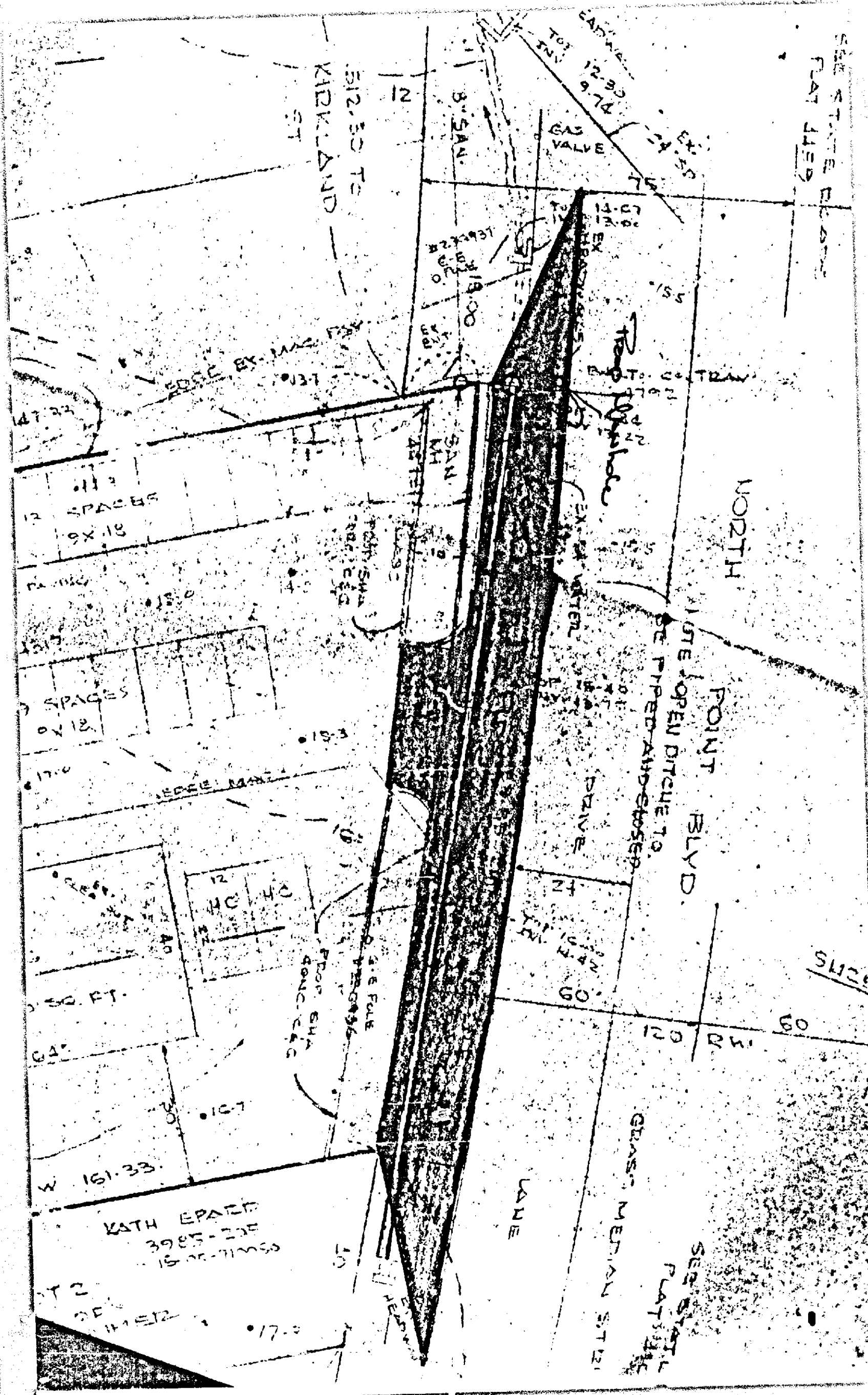
CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-493-3362 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

December 19,

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72361 - Req. #184233 - 74 lines @ \$29.60.
was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of December 1985; that is to say, the same was inserted in the issues of Dec. 19, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. Rolke*

PETITION FOR SPECIAL HEARING
15th Election District
LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)
DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1801.1.B.1.c.6.
Being the property of Pleasant Zion Baptist Church as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD O. JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-269SPH

District: 15th Date of Posting: 12/10/85
Posted for: Special Hearing
Petitioner: Pleasant Zion Baptist Church
Location of property: W/S No. 21 Blvd. 512' S of Kirkland St.
4317 N. Pt. Blvd.
Location of Signs: Signs on N. Pt. Blvd. approx. 20' from road way,
on property of Petitioner.
Remarks: _____
Posted by: M. M. Maw Date of return: 12/10/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

J. B. Venetaki
Publisher

Cost of Advertising

24.75

Case No. 86-269-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

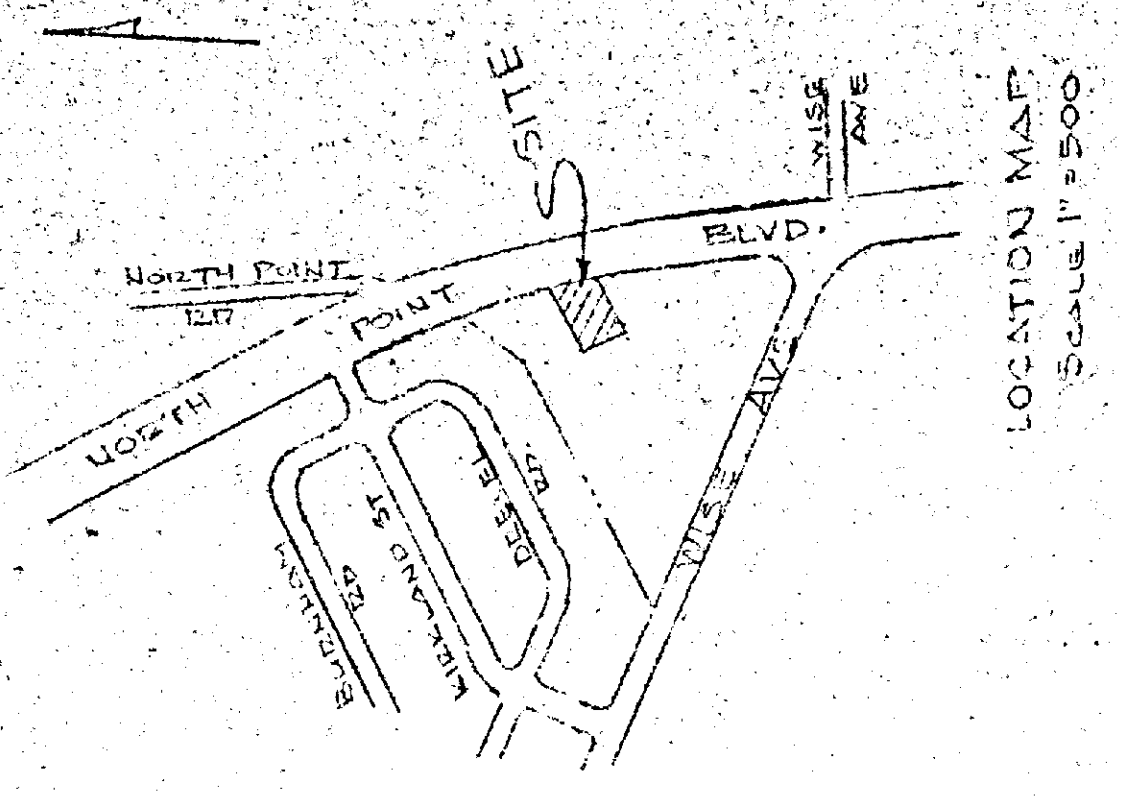
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.

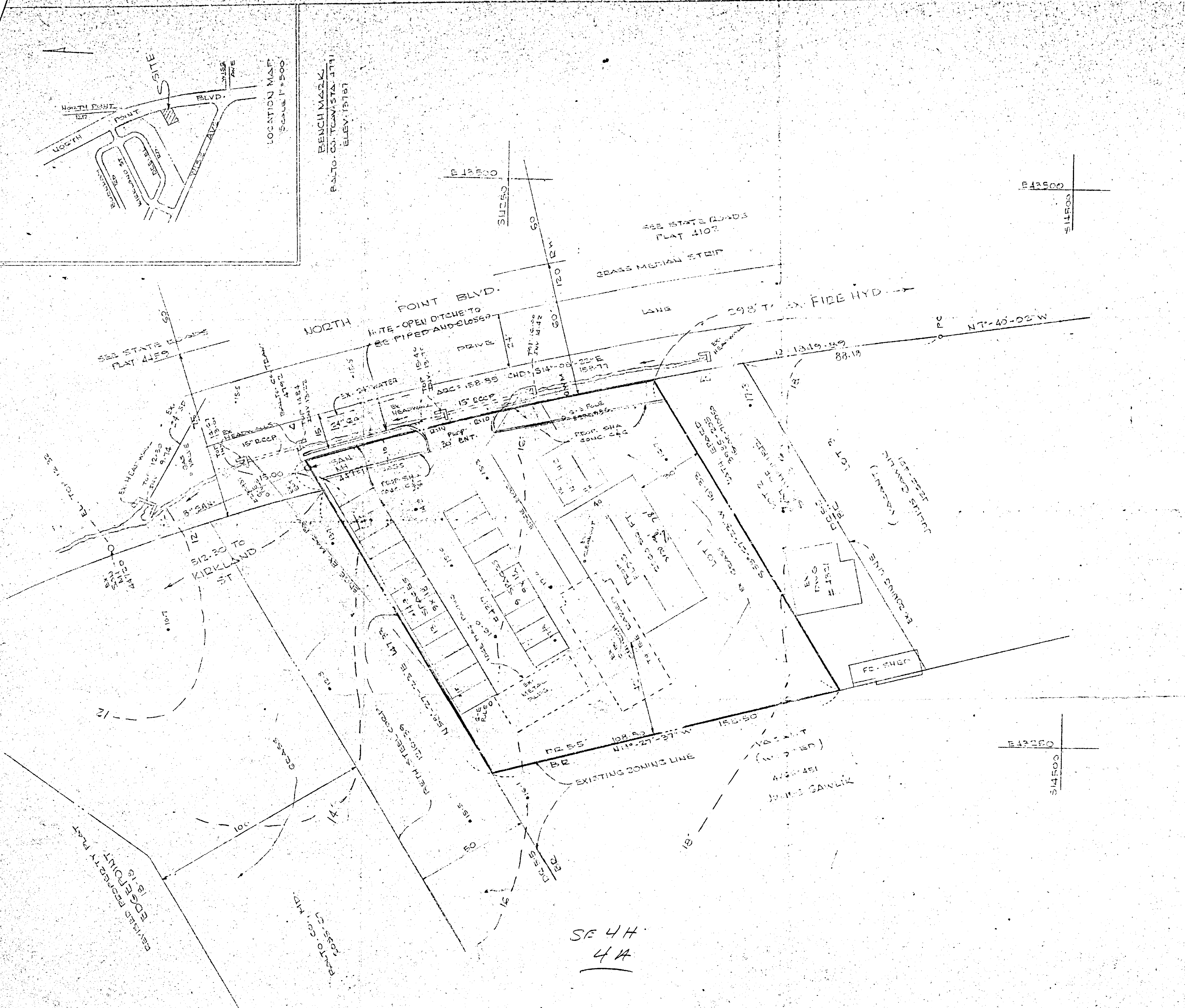
Arnold O. Jablon
ARNOLD O. JABLON
Zoning Commissioner

Petitioner: Pleasant Zion Baptist Church
Petitioner's Attorney: George LQ Russell, Jr., Esquire

Received by: James E. Ayers
Chairman, Zoning Plans
Advisory Committee



BENCH MARK
BALTO. CO. TOWN ST. 1711
ELEV. 131.81



SE 4 H
4 H

EX. USE - CHURCH
PROP. USE - SAME
EX. ZONING - RES. 5
PROP. ZONING - SAME
AREA OF LOT - 0.56 AC.

NOTE - EX. BLDG. TO BE RAZED

NO. OF SEATS - 138
NO. OF SPACES RES. (1 PER SEAT) - 138 SPACES
NO. OF SPACES PROVIDED - 124 SPACES

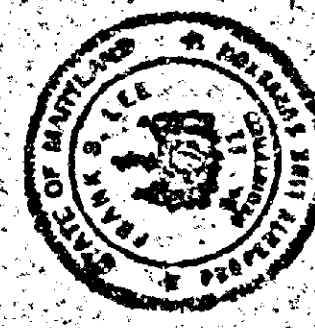
DEED REF. - 757/211 & 1371/401
PROPOSED DISTURBED AREA - 3100 SQ. FT.
TAX ACCOUNT NOS. 15-12-55020 & 15-12-55021

PLAT TO ACCOMPANY PETITION FOR
A SPECIAL HEARING

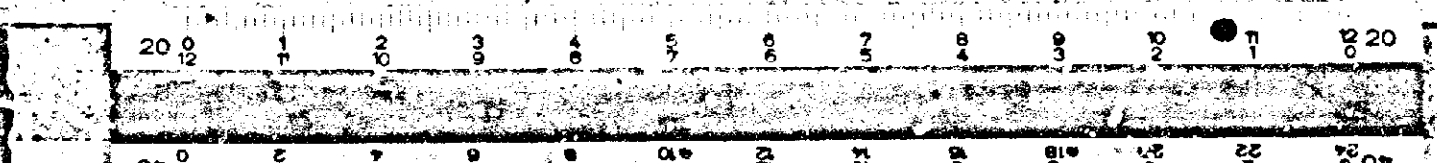
THE ENTIRE SITE IS IN TRANSITION AREA

PROPOSED BUILDING FOR
PLEASANT ZION BAPTIST CHURCH
4317 NORTH POINT BLVD.
DEED REF. 251/211 & 1371/401
15TH DISTRICT ESTIMATES CO., MARYLAND
DATE 5-22-85
SCALE 1" = 50'

REV. JAMES B. GEAR, JR.
5208 HADDON AVE.
BALTO., MD. 21207
344-2309



FRANK B. LEE
1277 NECHAMUS AVE.
BALTIMORE, MD. 21237
291-2112



PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a new church per 1901.1.B.1.c.6.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
George L. Russell, Jr., Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

One E. Lexington Street, Suite 200
Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
George L. Russell, Jr.
One E. Lexington St., Suite 200
Baltimore, Maryland 21202
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of January, 1986, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Pleasant Zion Baptist Church - 86-269-SPH
W/S North Pt. Blvd., 512' S Kirkland St.
(4317 North Point Blvd.) - 15th Dist.

MAP 44
4A
E.D. _____
DATE _____
200 _____
1000 _____
DP _____

IN RE: PETITION SPECIAL HEARING * BEFORE THE
W/S of North Point Boulevard, * ZONING COMMISSIONER
512' S of Kirkland Street *
(4317 North Point Boulevard) * OF BALTIMORE COUNTY
15th Election District *
Pleasant Zion Baptist Church, * Case No. 86-269-SPH

Petitioner *
* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval for construction of a new church on property that would otherwise be within a Residential Transition Area (RTA), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by The Reverend James B. Gray, Jr., pastor of the church, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Albert K. Broughton, a registered architect. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5 and located on North Point Boulevard, south of Kirkland Street, has been improved with the Pleasant Zion Baptist Church for 85 years. The Petitioner proposes to raze the existing church building and construct a 78' x 40' one-story church building in its place because a larger and more modern building is needed. It will be utilized solely as a church. A residential property improved with a dwelling is located within 300 feet to the south of the subject property, thereby creating an RTA. The property to the rear, adjoining the west property line, is zoned B.R.

Mr. Broughton testified that, in his opinion, the new church will be compatible with the character and general welfare of the surrounding residential premises and will comply with the RTA use requirements to the extent possible.

The Petitioner seeks relief from Section 1B01.1.B.1.c.6, after a public hearing, pursuant to Section 500.7, Baltimore County Zoning Regulations (BCZR).

It is clear from the testimony and evidence presented that the proposed improvements are planned in such a way that compliance with the RTA use requirements, to the extent possible, will be maintained and that the improvements can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. It is also clear that the proposed use would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the construction of a new church building within an RTA zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Baltimore County Landscape Manual.

Zoning Commissioner of Baltimore County

- 2 -

AJ/srl
cc: George L. Russell, Jr., Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE _____
BY _____

- 3 -

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 31, 1985

No. 4317 North Point Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the west side of North Point Blvd. at the distance of 512.30 feet measured southerly along the west side of North Point Blvd. from the south side of Kirkland Street, thence running and binding on the North Point Blvd. as follows: North 58 degrees 27 minutes 23 seconds East 15 feet and by a line curving to the right with a radius of 1849.89 feet for a distance of 158.85 feet (having a chord bearing of South 14 degrees 08 minutes 22 seconds East 158.77 feet) thence leaving North Point Blvd. for four lines of division as follows: South 58 degrees 27 minutes 23 seconds West 161.33 feet, North 14 degrees 27 minutes 37 seconds West 158.50 feet and North 58 degrees 27 minutes 23 seconds East 147.33 feet to the place of beginning.

Containing 0.56 acres of land more or less.



PETITION FOR SPECIAL HEARING 15th Election District

LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)

DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1B01.1.B.1.c.6.

Being the property of Pleasant Zion Baptist Church
as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S North Pt. Blvd., 512' S : OF BALTIMORE COUNTY
of Kirkland St. (4317 North :
Pt. Blvd.), 15th District :
PLEASANT ZION BAPTIST CHURCH, : Case No. 86-269-SPH
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to George L. Russell, Jr., Esquire, One E. Lexington St., Suite 200, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

Re: Petition for Special Hearing
W/S North Point Boulevard, 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Election District
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

Dear Mr. Russell:

This is to advise you that \$59.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013474

more County, Maryland, and remit
Towson, Maryland

DATE 1-7-86 ACCOUNT 2001-615-0000

AMOUNT \$ 59.35

RECEIVED FROM George L. Russell, Jr., Esquire

Advertising and Posting 86-269-SPH

FOR 8 5131-6666-1111 1178

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1987

George L. Russell, Jr., Esquire
One E. Lexington Street, Suite 200
Baltimore, Maryland 21202

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
W/S North Pt. Blvd., 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Elec. Dist.
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

TIME: 10:30 a.m.

DATE: Friday, January 10, 1986

PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland 21204

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012343

DATE: 11/03/85 ACCOUNT: R-21-515-000

AMOUNT: \$ 100.00

RECEIVED FROM: George, Russell, Jr.

FOR: 11/03/85 for Item #157

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: December 12, 1985

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-269-SPH

Assuming compliance with the comments of the Zoning Plans
Advisory Committee, this office is not opposed to the granting of
the subject request.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are received,
I will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mc

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 5, 1985

Re: Zoning Advisory Meeting of November 5, 1985
Item # 157 - Pleasant Zion Baptist Church
Location: W/S North Point Blvd., 512 Feet
S. of Kirkland St.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and
construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-38 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on 11/11/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 111-273-79. No building permit may be issued until a Review
Capacity Use Certificate has been issued. The deficient service
area is located in a traffic area controlled by a "T" level
intersection as defined by Bill 111-273-79. And its conditions change
are reevaluated annually by the County Council.
- ☒ Additional comments:
A WAIVER OF CEC PLAN (W-85-09)
WAS GRANTED BY THE PLANNING BOARD 11/26/85

Europe A. Soder
Chair, Current Planning and Development

cc: James Hyslop

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pleasant Zion Baptist Church

Location: W/S North Point Blvd., 512 feet S of Kirkland Street

Item No.: 157

Zoning Agenda: Meeting of November 5, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Approved: [Signature]
Planning Group
Special Inspection Division

mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 157 Zoning Advisory Committee Meeting are as follows:

Property: Owners: Pleasant Zion Baptist Church
Location: W/S North Point Boulevard, 512 feet S of Kirkland Street
District: 15th.

APPLICABLE ITEMS ARE CHECKED

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85,
the Maryland Code for the Handicapped and Aged (A.S.S.I. 417-1 - 1985) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
A zoning permit is required to remove the existing structure.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Group except Full Single Family Attached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. All the Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party
wall. See Table 401, Section 407, Section 404.2 and Table 1007. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- ☒ When filing for a required Change of the Occupancy Permit, an alternate permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of the Group are from the _____ to the _____ or
to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Drainage. Please see the attached
copy of Section 216.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct
elevation above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Handicapped access to the structure is required.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of
Planning and Zoning, and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

1/22/86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 24, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

Enclosed please find additional comments submitted after
my original comments of December 11, 1985.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:mc

Enclosure

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 19, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 5, 1985
Property Owner: 157
Location: Pleasant Zion Baptist Church
Existing Zoning: W/S North Point Blvd., 512 ft S of Kirkland St.
Proposed Zoning: D.R. 5.5
Special Hearing for a new church

Acres: .56
District: 15th

Dear Mr. Jablon:

All access to this site will be subject to the State Highway Administration's
approval.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

11/20/85
86-269-SPH



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 8, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 11-5-85
ITEM: #157.
Property Owner: Pleasant Zion Baptist Church
Location: W/S North Point Blvd.
Route 151, 512 Feet S of Kirkland Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing for a new church
Acres: .56 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 5-28-85 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show construction of 180" of 18" pipe along the frontage of the site with a Standard End Section or modification at the south and a Junction Box to the north.

In addition a paving taper must be constructed from the end of the curb and gutter section to meet the edge of the traveled way (40' taper).

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

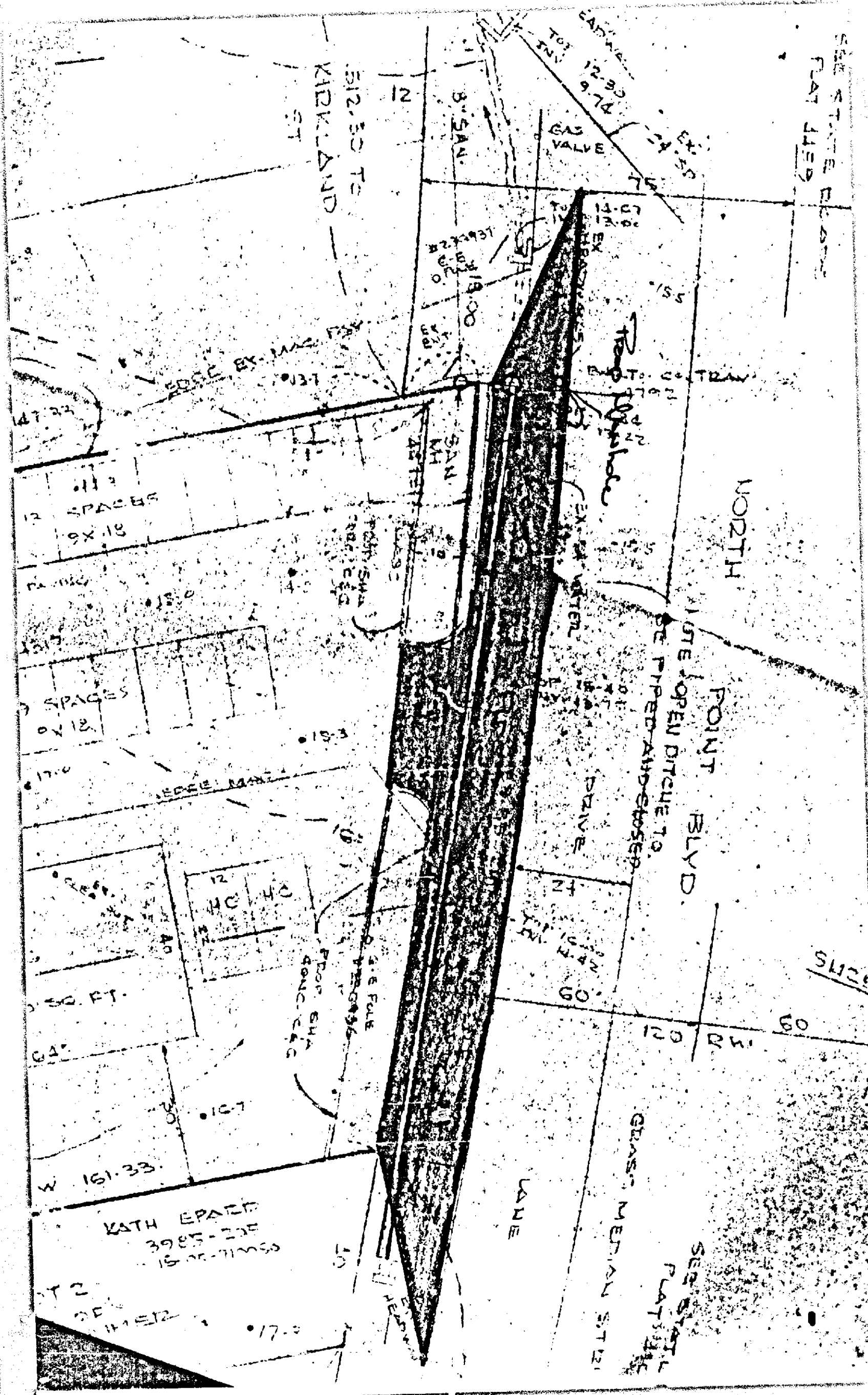
CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-493-3362 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

December 19,

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72361 - Req. #184233 - 74 lines @ \$29.60.
was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of December 1985; that is to say, the same was inserted in the issues of Dec. 19, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. Rolke*

PETITION FOR SPECIAL HEARING
15th Election District
LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)
DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1801.1.B.1.c.6.
Being the property of Pleasant Zion Baptist Church as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD O. JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-269SPH

District: 15th Date of Posting: 12/10/85
Posted for: Special Hearing
Petitioner: Pleasant Zion Baptist Church
Location of property: W/S No. 21 Blvd. 512' S of Kirkland St.
4317 N. Pt. Blvd.
Location of Signs: Signs on N. Pt. Blvd. approx. 20' from road way,
on property of Petitioner.
Remarks: _____
Posted by: M. M. Maw Date of return: 12/10/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

J.B. Venetaki
Publisher

Cost of Advertising

24.75

Case No. 86-269-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

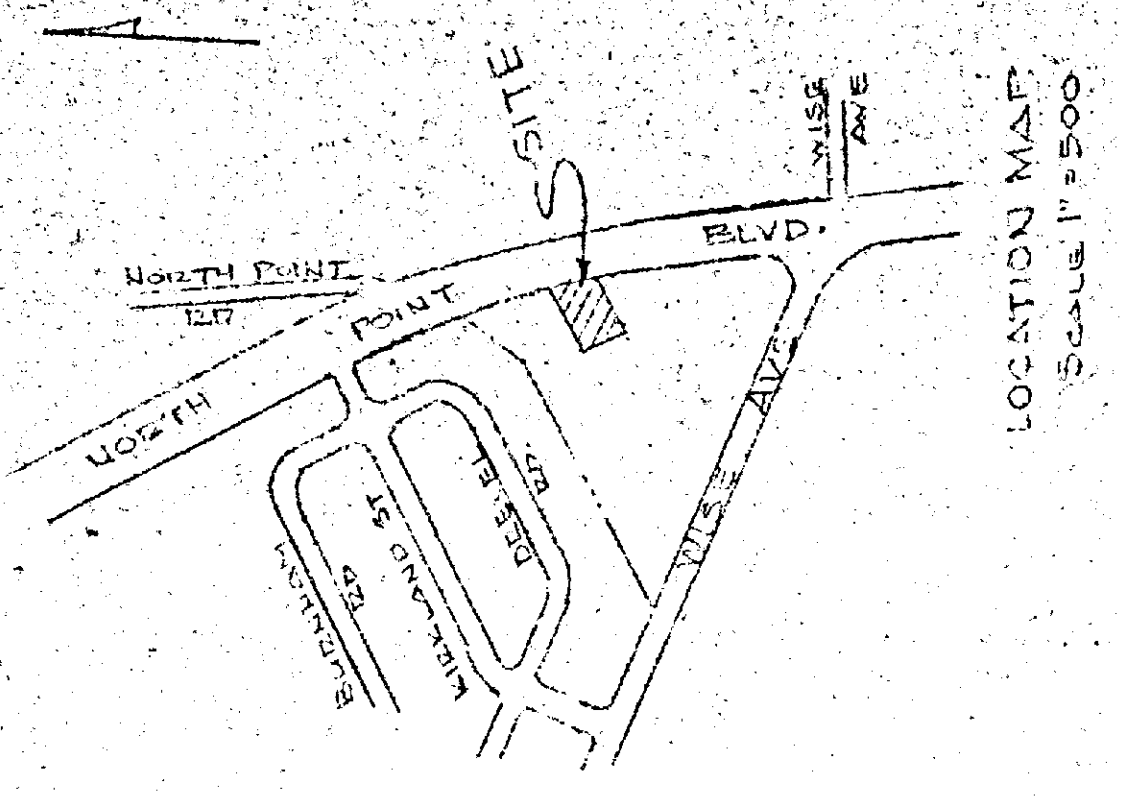
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.

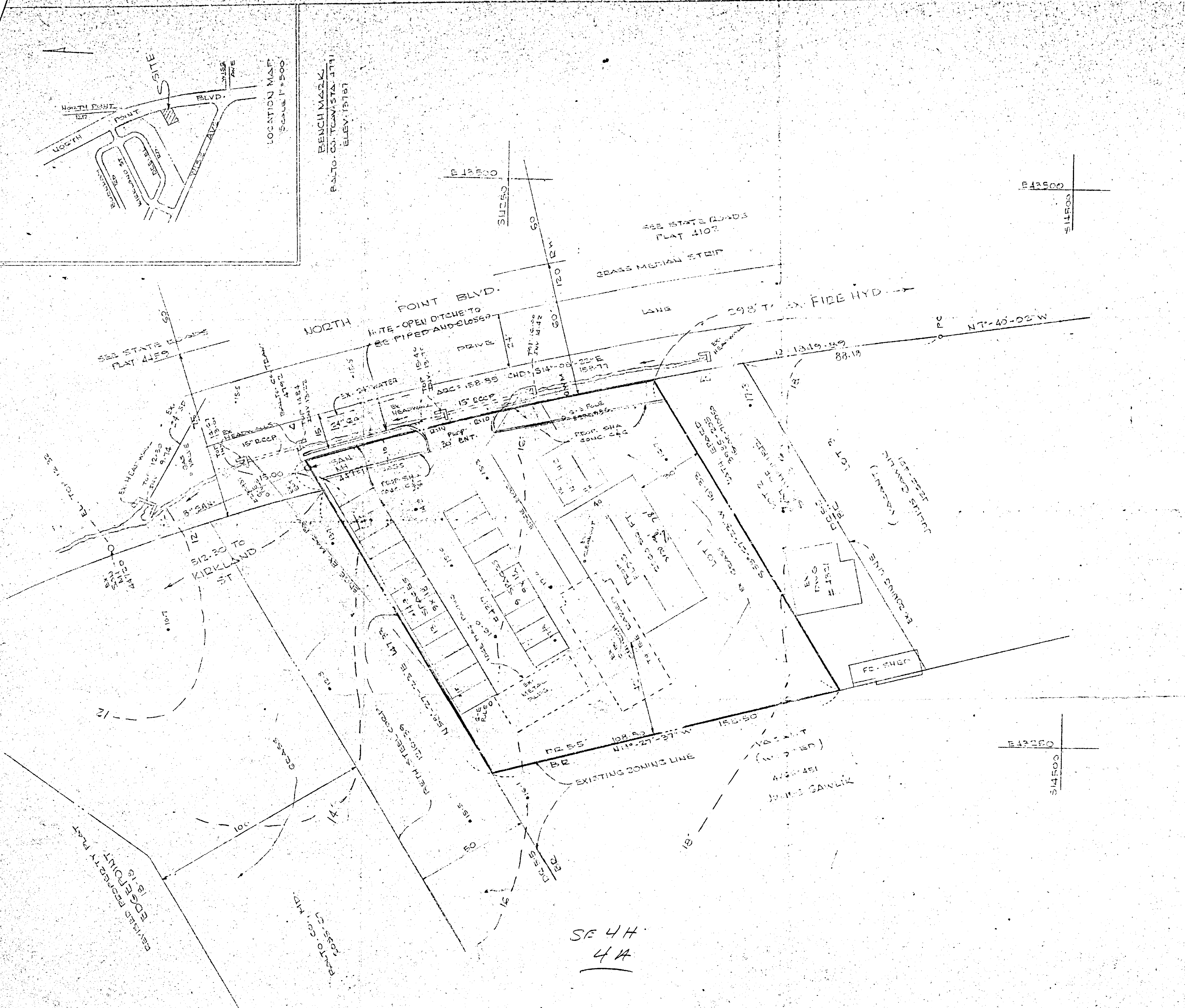
Arnold O. Jablon
ARNOLD O. JABLON
Zoning Commissioner

Petitioner: Pleasant Zion Baptist Church
Petitioner's Attorney: George LQ Russell, Jr., Esquire

Received by: James E. Ayers
Chairman, Zoning Plans
Advisory Committee



BENCH MARK
BALTO. CO. TOWN STA. 1711
ELEV. 131.81



SE 4 H
4 H

EX. USE - CHURCH
PROP. USE - SAME
EX. ZONING - RES. 5
PROP. ZONING - SAME
AREA OF LOT - 0.56 AC.

NOTE - EX. BLDG. TO BE RAZED

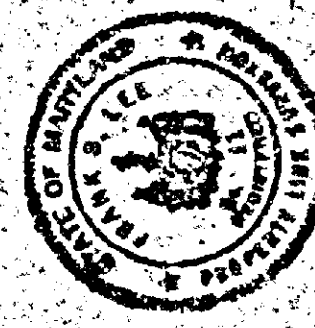
NO. OF SEATS - 138
NO. OF SPACES RES. (1 PER SEAT) - 138 SPACES
NO. OF SPACES PROVIDED - 124 SPACES

DEED REF. - 757/211 & 1371/401
PROPOSED DISTURBED AREA - 3100 SQ. FT.
TAX ACCOUNT NOS. 15-12-55020 & 15-12-55021

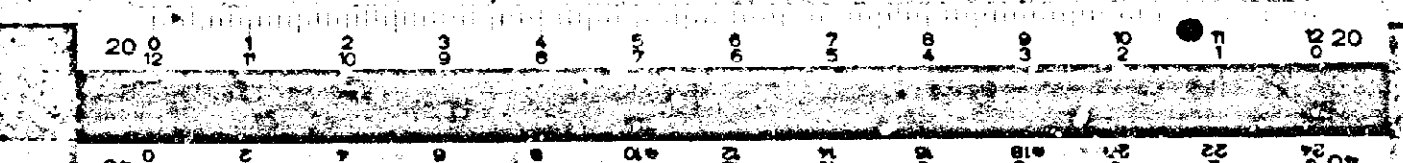
PLAT TO ACCOMPANY PETITION FOR
A SPECIAL HEARING

THE ENTIRE SITE IS IN TRANSITION AREA

PROPOSED BUILDING FOR
PLEASANT ZION BAPTIST CHURCH
4317 NORTH POINT BLVD.
DEED REF. 251/211 & 1371/401
15TH DISTRICT ESTIMATES CO., MARYLAND
DATE 5-22-85
SCALE 1" = 50'



FRANK B. LEE
1277 NECHAMAS AVE.
BALTIMORE, MD. 21237
410-241-2121



PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a new church per 1901.1.B.1.c.6.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
George L. Russell, Jr., Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: 685-6566

One E. Lexington Street, Suite 200
Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
George L. Russell, Jr.
One E. Lexington St., Suite 200
Baltimore, Maryland 21202
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 10:30 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

Pleasant Zion Baptist Church - 86-269-SPH
W/S North Pt. Blvd., 512' S Kirkland St.
(4317 North Point Blvd.) - 15th Dist.

MAP 44
4A
E.D. _____
DATE 1/10/86
200
1000
DP

86-269-SPH
#157

IN RE: PETITION SPECIAL HEARING * BEFORE THE
W/S of North Point Boulevard, * ZONING COMMISSIONER
512' S of Kirkland Street *
(4317 North Point Boulevard) * OF BALTIMORE COUNTY
15th Election District *
Pleasant Zion Baptist Church, * Case No. 86-269-SPH

Petitioner *
* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval for construction of a new church on property that would otherwise be within a Residential Transition Area (RTA), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by The Reverend James B. Gray, Jr., pastor of the church, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioner was Albert K. Broughton, a registered architect. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5 and located on North Point Boulevard, south of Kirkland Street, has been improved with the Pleasant Zion Baptist Church for 85 years. The Petitioner proposes to raze the existing church building and construct a 78' x 40' one-story church building in its place because a larger and more modern building is needed. It will be utilized solely as a church. A residential property improved with a dwelling is located within 300 feet to the south of the subject property, thereby creating an RTA. The property to the rear, adjoining the west property line, is zoned B.R.

Mr. Broughton testified that, in his opinion, the new church will be compatible with the character and general welfare of the surrounding residential premises and will comply with the RTA use requirements to the extent possible.

The Petitioner seeks relief from Section 1B01.1.B.1.c.6, after a public hearing, pursuant to Section 500.7, Baltimore County Zoning Regulations (BCZR).

It is clear from the testimony and evidence presented that the proposed improvements are planned in such a way that compliance with the RTA use requirements, to the extent possible, will be maintained and that the improvements can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. It is also clear that the proposed use would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the construction of a new church building within an RTA zone is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Baltimore County Landscape Manual.

Zoning Commissioner of
Baltimore County

- 2 -

AJ/srl
cc: George L. Russell, Jr., Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE 1/10/86
BY [Signature]

- 3 -

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 31, 1985

No. 4317 North Point Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the west side of North Point Blvd. at the distance of 512.30 feet measured southerly along the west side of North Point Blvd. from the south side of Kirkland Street, thence running and binding on the North Point Blvd. as follows: North 58 degrees 27 minutes 23 seconds East 15 feet and by a line curving to the right with a radius of 1849.89 feet for a distance of 158.85 feet (having a chord bearing of South 14 degrees 08 minutes 22 seconds East 158.77 feet) thence leaving North Point Blvd. for four lines of division as follows: South 58 degrees 27 minutes 23 seconds West 161.33 feet, North 14 degrees 27 minutes 37 seconds West 158.50 feet and North 58 degrees 27 minutes 23 seconds East 147.33 feet to the place of beginning.

Containing 0.56 acres of land more or less.



PETITION FOR SPECIAL HEARING 15th Election District

LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)

DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1B01.1.B.1.c.6.

Being the property of Pleasant Zion Baptist Church
as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S North Pt. Blvd., 512' S : OF BALTIMORE COUNTY
of Kirkland St. (4317 North :
Pt. Blvd.), 15th District :
PLEASANT ZION BAPTIST CHURCH, : Case No. 86-269-SPH
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to George L. Russell, Jr., Esquire, One E. Lexington St., Suite 200, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

Re: Petition for Special Hearing
W/S North Point Boulevard, 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Election District
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

Dear Mr. Russell:

This is to advise you that \$59.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013474

more County, Maryland, and remit
ilding, Towson, Maryland

DATE 1-7-86 ACCOUNT 2001-615-0000

AMOUNT \$ 59.35

RECEIVED FROM George L. Russell, Jr., Esquire

Advertising and Posting 86-269-SPH

FOR 8 5131-6666-1113 1178

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1987

George L. Russell, Jr., Esquire
One E. Lexington Street, Suite 200
Baltimore, Maryland 21202

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
W/S North Pt. Blvd., 512' S of Kirkland St.
(4317 North Point Boulevard) - 15th Elec. Dist.
Pleasant Zion Baptist Church - Petitioner
Case No. 86-269-SPH

TIME: 10:30 a.m.

DATE: Friday, January 10, 1986

PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland 21204

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012343

DATE: 11/03/85 ACCOUNT: R-21-515-000

AMOUNT: \$ 100.00

RECEIVED FROM: George, Russell, Jr.

FOR: 11/03/85 for Item #157

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: December 12, 1985

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-269-SPH

Assuming compliance with the comments of the Zoning Plans
Advisory Committee, this office is not opposed to the granting of
the subject request.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are received,
I will forward them to you. Otherwise, any comment that is not infor-
mative will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hearing
scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:msc

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 5, 1985

Re: Zoning Advisory Meeting of November 5, 1985
Item # 157 - Pleasant Zion Baptist Church
Location: W/S North Point Blvd., 512 Feet
S. of Kirkland St.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and
construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-38 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on 11/11/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 111-273-79. No building permit may be issued until a Review
Capacity Use Certificate has been issued. The deficient service
area is located in a traffic area controlled by a "top level"
intersection as defined by Bill 111-273-79. And its conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☒ Additional comments:
A WAIVER OF CEC PLAN (W-85-09)
WAS GRANTED BY THE PLANNING BOARD 11/26/85

Europe A. Soder
Chair, Current Planning and Development

cc: James Hyslop

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pleasant Zion Baptist Church

Location: W/S North Point Blvd., 512 feet S of Kirkland Street

Item No.: 157

Zoning Agenda: Meeting of November 5, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "*" are applicable and required
to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Approved: [Signature]
Planning Group
Special Inspection Division

mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 157 Zoning Advisory Committee Meeting are as follows:

Property: Owners: Pleasant Zion Baptist Church
Location: W/S North Point Boulevard, 512 feet S of Kirkland Street
District: 15th.

APPLICABLE ITEMS ARE CHECKED

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85,
the Maryland Code for the Handicapped and Aged (A.S.S.I. 417-1 - 1985) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
A zoning permit is required to remove the existing structure.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Group except Full Single Family Attached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. All the Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party
wall. See Table 401, Section 407, Section 404.2 and Table 1007. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- ☒ When filing for a required Change of the Occupancy Permit, an alternate permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of the Group are from the _____ to the _____ or
to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Drainage. Please see the attached
copy of Section 216.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct
elevation above sea level, for the lot and the finish floor levels including basement.
- ☒ Comments: Handicapped access to the structure is required.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of
Planning and Zoning, and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles S. Dyer
Building Plans Review

1/22/86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 24, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

George L. Russell, Jr., Esquire
One East Lexington Street, Suite 200
Baltimore, Maryland 21202

RE: Item No. 157 - Case No. 86-269-SPH
Petitioner - Pleasant Zion Baptist Church
Special Hearing Petition

Dear Mr. Russell:

Enclosed please find additional comments submitted after
my original comments of December 11, 1985.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:msc

Enclosure

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 19, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 5, 1985
Property Owner: 157
Location: Pleasant Zion Baptist Church
Existing Zoning: W/S North Point Blvd., 512 ft S of Kirkland St.
Proposed Zoning: D.R. 5.5
Special Hearing for a new church

Acres: .56
District: 15th

Dear Mr. Jablon:

All access to this site will be subject to the State Highway Administration's
approval.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

November 8, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 11-5-85
ITEM: #157.
Property Owner: Pleasant Zion Baptist Church
Location: W/S North Point Blvd.
Route 151, 512 Feet S of Kirkland Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing for a new church
Acres: .56 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 5-28-85 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show construction of 180" of 18" pipe along the frontage of the site with a Standard End Section or modification at the south and a Junction Box to the north.

In addition a paving taper must be constructed from the end of the curb and gutter section to meet the edge of the traveled way (40' taper).

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

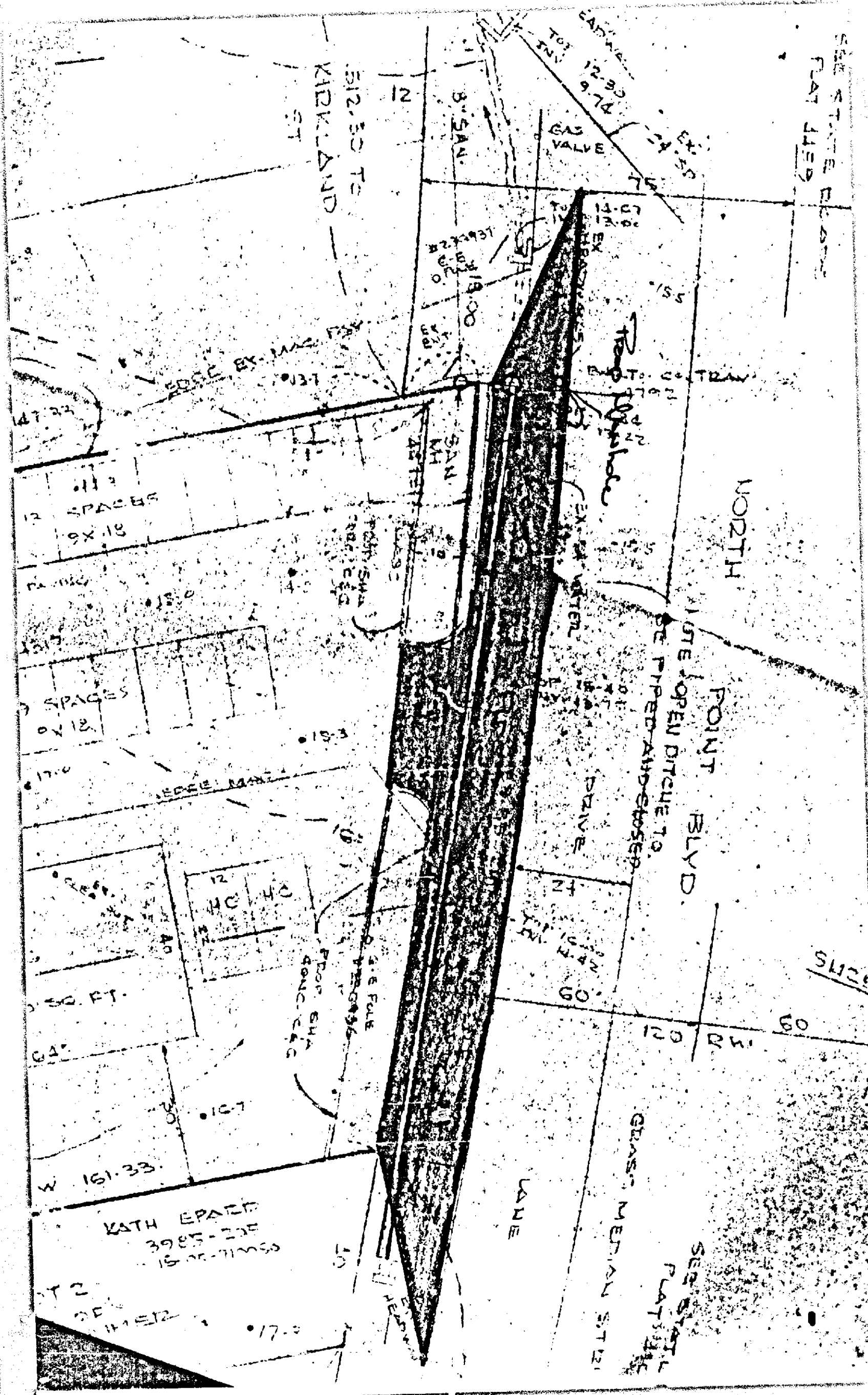
CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-493-3362 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

December 19,

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72361 - Req. #184-33 - 74 lines @ \$29.60.
was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of December 1985; that is to say, the same was inserted in the issues of Dec. 19, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. Rolke*

PETITION FOR SPECIAL HEARING
15th Election District
LOCATION: West side of North Point Boulevard, 512' South of Kirkland Street (4317 North Point Boulevard)
DATE AND TIME: Friday, January 10, 1986 at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for a new church per Section 1801.1.B.1.c.6.
Being the property of Pleasant Zion Baptist Church as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD O. JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-269SPH

District: 15th Date of Posting: 12/10/85
Posted for: Special Hearing
Petitioner: Pleasant Zion Baptist Church
Location of property: W/S No. 21 Blvd. 512' S of Kirkland St.
4317 N. Pt. Blvd.
Location of Signs: Signs on N. Pt. Blvd. approx. 20' from road way,
on property of Petitioner.
Remarks: _____
Posted by: M. M. Maw Date of return: 12/10/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 19, 1985.

THE JEFFERSONIAN,

J.B. Venetaki
Publisher

Cost of Advertising

24.75

Case No. 86-269-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

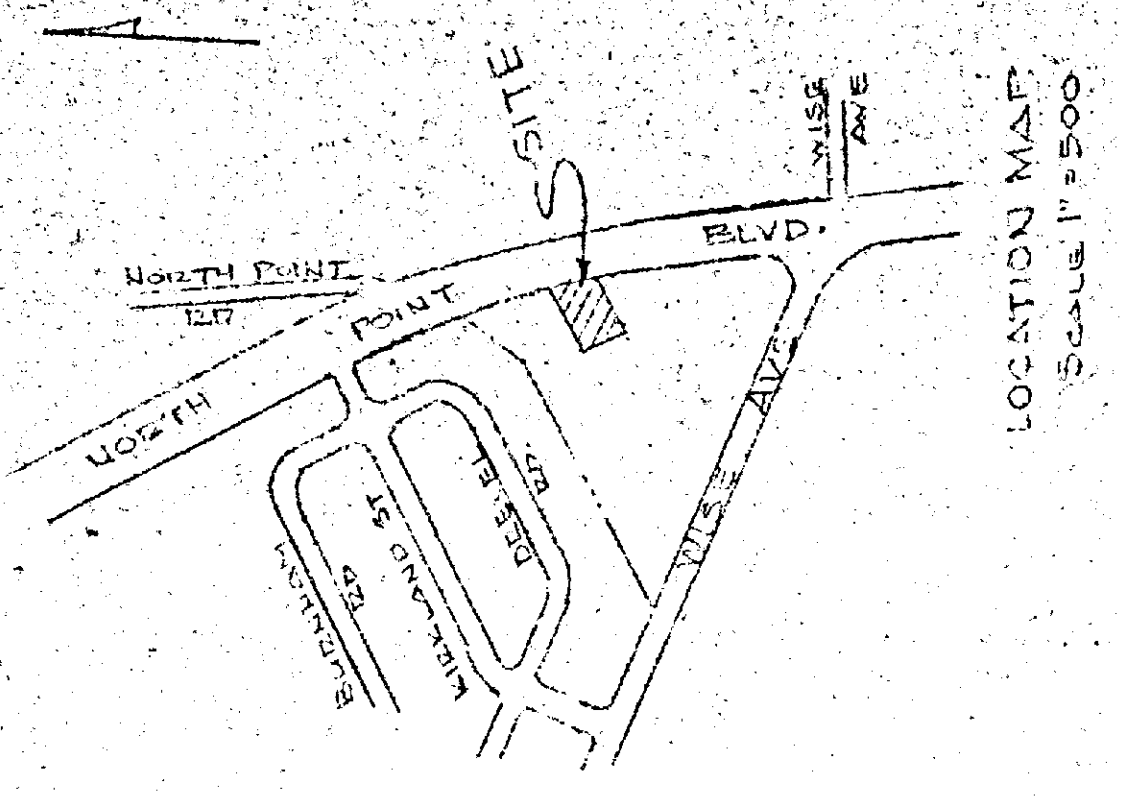
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of November, 1985.

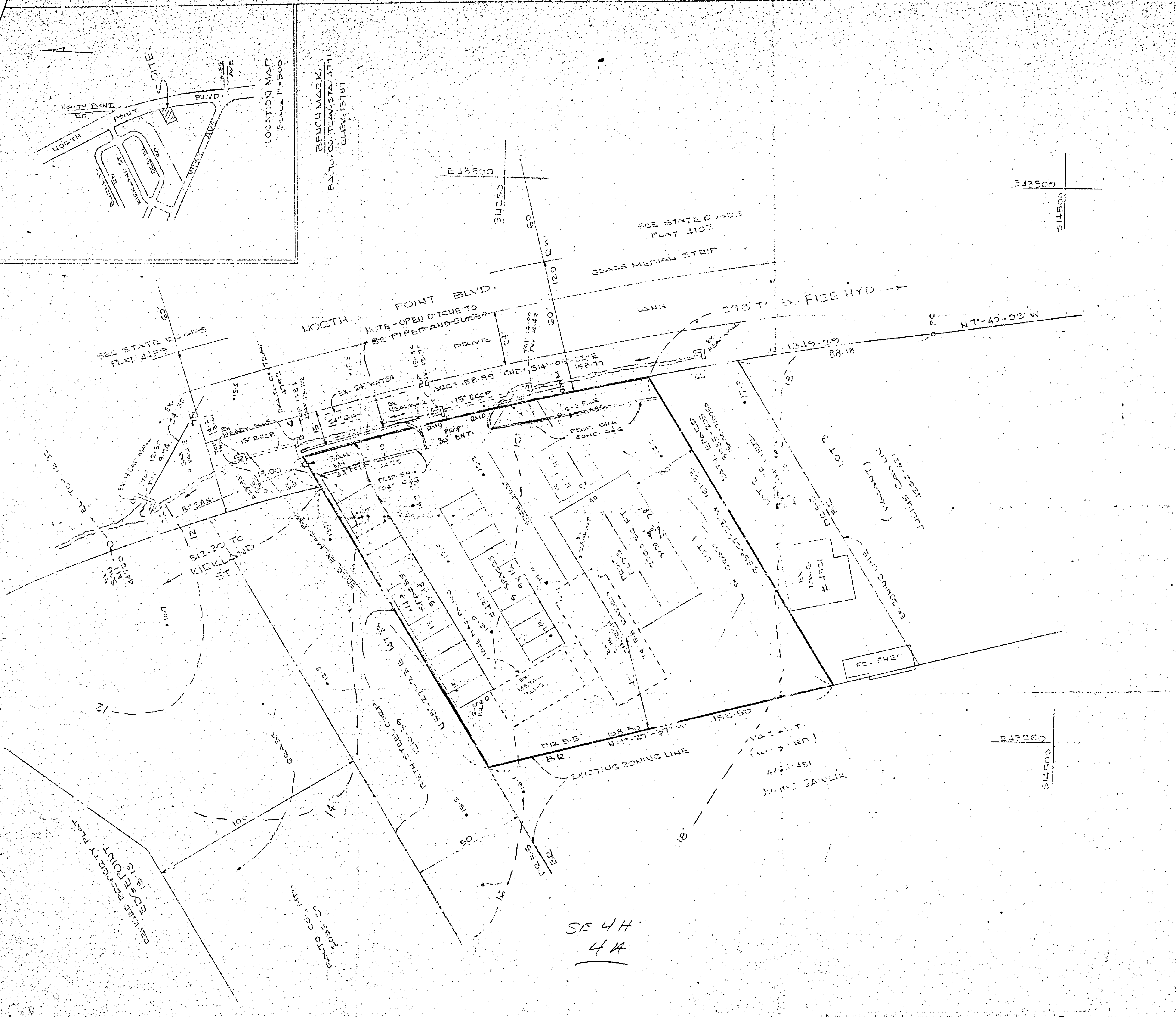
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Pleasant Zion Baptist Church
Petitioner's Attorney: George LQ Russell, Jr., Esquire

Received by: James E. Ayers
Chairman, Zoning Plans
Advisory Committee



BENCH MARK
BALTO. CO. TOWN ST. 1711
ELEV. 131.81



SE 4 H
4 H

EX. USE - CHURCH
PROP. USE - SAME
EX. ZONING - RES. 5
PROP. ZONING - SAME
AREA OF LOT - 0.56 AC.

NOTE - EX. BLDG. TO BE RAZED

NO. OF SEATS - 138
NO. OF SPACES RES. (1 PER SEAT) 138 SPACES
NO. OF SPACES PROVIDED 134 SPACES

DEED REF. - 757/211 & 1371/401
PROPOSED DISTURBED AREA - 3100 SQ. FT.
TAX ACCOUNT NOS. 15-12-55020 & 15-12-55021

PLAT TO ACCOMPANY PETITION FOR
A SPECIAL HEARING

THE ENTIRE SITE IS IN TRANSITION AREA

PROPOSED BUILDING FOR
PLEASANT ZION BAPTIST CHURCH
4317 NORTH POINT BLVD.
DEED REF. 251/211 & 1371/401
15TH DISTRICT ESTIMATES CO., MARYLAND
DATE 5-22-85
SCALE 1" = 50'



FRANK B. LEE
1277 NECHAMAS AVE.
BALTIMORE, MD. 21237
410-241-2121

